

EGREMONT PLANNING BOARD

Minutes October 28, 2019

Call to Order: 7:07 PM

Present: Greg Cherin, Eddie Regendahl, Helen Krancer

Citizens in Attendance: Peter Barrett, Mary McGurn

Chairman Cherin read the following: The official record of this meeting is being kept via written minutes. The Planning Board is not recording this meeting. Anyone wishing to record this meeting must inform the Chairman now. There were no requests.

Mail: None

Form A's: None

Citizen's Time: Re: Riverbend Subdivision Lot 2. Peter Barrett wants to eliminate Lot 2 from the subdivision and attach it to the land abutting the subdivision titled %Remaining Land+on the subdivision plan; this land is owned and maintained by Marjory Barrett aka Jill Johnson, Peter Barrett, Benjamin Barrett and the Barrett Family Trust. He has not yet discussed this with the members of the Home Owners Association. For informational purposes, he said that residential Lots 5, 6, 7 and 8 were sold to Peter Neustadter. Barrett explained that Lot 2 is mostly water, not a buildable lot, and that it has the electric power line right of way. The Home Owners Association pays for maintenance and each lot owner now pays 1/8th; if Lot 2 is removed they will each pay 1/7th. Barrett wanted to know if the Planning Board has a problem removing Lot 2 from the subdivision. Chairman Cherin will ask Town Counsel for guidance on what we do about this and how we might remove the lot. Once we know, we will inform Barrett by email: pbarrett76@gmail.com

Minutes: October 21, 2019 minutes approved with corrections. Krancer's motion to reopen the September 24, 2019 minutes was seconded and approved. She will make the changes agreed on and resent the minutes as final.

All Boards Meeting Preparation: The meeting is Tuesday, October 29 at 6 pm. The topics Cherin will speak about are: a) working with the Housing Committee on the Accessory Dwelling Unit bylaw, which is very close to being finished; b) working/focusing on a Marijuana bylaw; c) the need to revisit Village and Rural districts; d) requested by many residents, the Board is again considering a previously discussed proposed bylaw to control residential ground mounted solar panel locations by requiring a special permit; e) the FY 2021 budget request will probably be the same as this year.

Newsletter: November 1st issue is due 10/30. Topics: Planning Board worked on the Accessory Dwelling Unit bylaw in a joint meeting with the Housing Committee; focusing on the Marijuana bylaw. Krancer will write a draft and circulate to the Board by email for corrections before submitting.

Marijuana Bylaw: Preparation for the next meeting: a) read or re-read state law for each license; b) consider outdoor growing and ways to control odor, locations; c) list ways to approach this bylaw; d) read other towns' bylaws; e) consider each license and the limits we can impose, should we wish to do so; f) consider the different licenses and their tiers and locations. Cherin suggested the Board review the 6/3/19 draft to see what we can and cannot use.

Accessory Dwelling Unit Proposed Bylaw: Cherin reported that he had received an email, from EileenVining regarding well and septic locations that she thought the Board might want to consider in this bylaw. She pointed out that wells and septic systems each have 100 foot buffers and, if one or both of the systems are located close to a property line, the buffer(s) could overlap an abutting property and, in the worst situation, prevent an abutter from locating a well or septic on his/her

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property. Cherin will contact the Board of Health and invite their representative to our next meeting to learn more.

Next Meeting: Wednesday, November 13, 2019

Meeting adjourned: 8:20 PM

Respectfully submitted,
Helen Krancer, Clerk
November 22, 2019